

# Rezone CU15080003

## Staff Analysis

Commission District: 2 Banks

Planning Commission Hearing Date: 9-3-15

Board of Commissioners Hearing Date: 10-6-15

**Parcel ID: Map C6-13**

**Acreage: 16.03 acres**

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**Applicant:**

**Angie Lin**

4075 Buford Hwy Suite E  
Duluth GA 30096

**Owners:**

**Richard G Seig**

4984 Donald Drive  
Loganville GA 30052

**Property Location:** 4984 Donald Drive

**Current Character Area:** Neighborhood Residential

**Current Zoning:** A-2

**Request:** Conditional use for Events Facility and to use existing 1007 sq. ft. guesthouse as a part of events.

**Site Analysis:** The 16.03 acre tract of land is located off Donald Drive.

**Zoning History:** Case A89026 (Appeal Administrative Decision regarding business) Roach Laboratory (pharmaceutical) - approved 11-17-89

**Character Area:** The request is compatible with the character area which is neighborhood residential.

**STAFF COMMENTS/CONCERNS:** Property is bordered on the east by a lake. The applicant will be living in the residence and plans to build an additional structure (no larger than 5000 sq.ft.) to accommodate events.

Property owner advises that the property was previously used for a boys camp; the A-frame structure was used for their bunks. After that the property was used by owner "Roach" and a pharmaceutical business was operated in the structure.

Conditions Requested by Applicant:

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

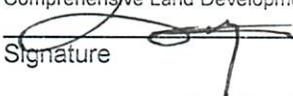
Archaeological Information:

Conditional Use Application # CU15080003

Planning Comm. Meeting Date 9-3-15 at 6:00PM held at WC Board of Comm. Meeting Room  
 Board of Comm Meeting Date 10-6-15 at 6:00PM held at WC Board of Comm. Meeting Room  
 You or a representative must be present at both meetings

\*\*\*Please Type or Print Legibly\*\*\*

Map/Parcel C6-13

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
Angie Lin	Richard G Sieg
4075 Buford Hwy, Ste E	4984 Donald Dr
Duluth, GA 30096	Loganville GA 30052
	(If more than one owner, attach Exhibit "A")
Phone # <u>404-247-4965</u>	Phone # _____
Location <u>4984 Donald Drive</u>	Present Zoning <u>A2</u> Acreage <u>16.03</u>
Existing Use of Property: <u>Single family residence</u>	
Existing Structures: <u>1 SFD, 2 Garages, 2 A-Frame Bldgs</u>	
Property is serviced by:	<u>1 used for storage</u> <u>1 guest house</u>
Public Water: <input checked="" type="checkbox"/> Provider: _____ Well: _____	
Public Sewer: _____ Provider: _____ Septic Tank: <input checked="" type="checkbox"/>	
The purpose of this conditional use is: <u>Event Facility</u>	
Special Event <u>1007 sqft guest house to be part</u> <u>of special event package</u>	
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.	
Signature 	Date <u>6/30/15</u> \$ _____ Fee Paid _____
<b>Public Notice sign will be placed and removed by P&amp;D Office</b> Signs will not be removed until after Board of Commissioners meeting	
Office Use Only:	
Existing Zoning <u>A2</u>	Surrounding Zoning: North <u>A2</u> South <u>A1</u> East <u>A2</u> West <u>A2</u>
Comprehensive Land Use: <u>Neighborhood Res.</u>	
Commission District: <u>2 - Banks</u>	Watershed: <u>Big Haynes</u>

I hereby withdraw the above application \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION  
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Richard G. Sieg  
Address: 4984 Donald Dr Loganville GA  
Telephone: H 770-554-3479 / cell 678-910-9754 30052  
Location of Property: 4984 Donald Dr  
Loganville, GA 30052

Map/Parcel Number: \_\_\_\_\_

Current Zoning: RS

Requested Zoning: \_\_\_\_\_

Property Owner Signature: [Signature]

Property Owner Signature: \_\_\_\_\_

Print Name: Richard G. Sieg

Print Name: \_\_\_\_\_

Address: 4984 Donald Dr Loganville

Address: \_\_\_\_\_

Phone #: 678-910-9754

Phone #: \_\_\_\_\_

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

[Signature]  
Notary Public

6/30/15  
Date

Joni A Patton  
NOTARY PUBLIC  
Gwinnett County, Georgia  
My Comm. Expires  
07/06/2016

## Conditional Use Permit Criteria

**1) Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed conditional use;**

The property is situated on 16.03 acres of land. Approximately 4 acres of the land will be used to host events.

**2) Compatibility with adjacent properties and with other properties in the same zoning district;**

The proposed building would have light commercial used over the weekends. The adjacent properties and the existing property are all under A2 zoning.

**3) Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;**

The event shall have no more than 180 total attendance. The event shall only be taken over few of the weekends throughout the year.

**4) Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;**

An new entrance to the property will be build. The width of the new access road will be built per code. The proposed building would be built per fire code.

**5) Whether or not the proposed use will create unreasonable adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;**

Only the ceremony with light music is going to take place out door. The reception and other activities is going to take place inside of the new proposed building.

**6) Whether or not the proposed use will create unreasonable adverse impacts upon any adjoining land use by reason of the manner of the hours of operation of the proposed conditional use;**

The hours of operation will be Friday and Saturday from 10 am to 11pm. Most of the activities are taken place in door.

**8) Whether the length of time for which the conditional use permit is granted should be limited in duration;**

No, it should not be limited

**9) Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.**

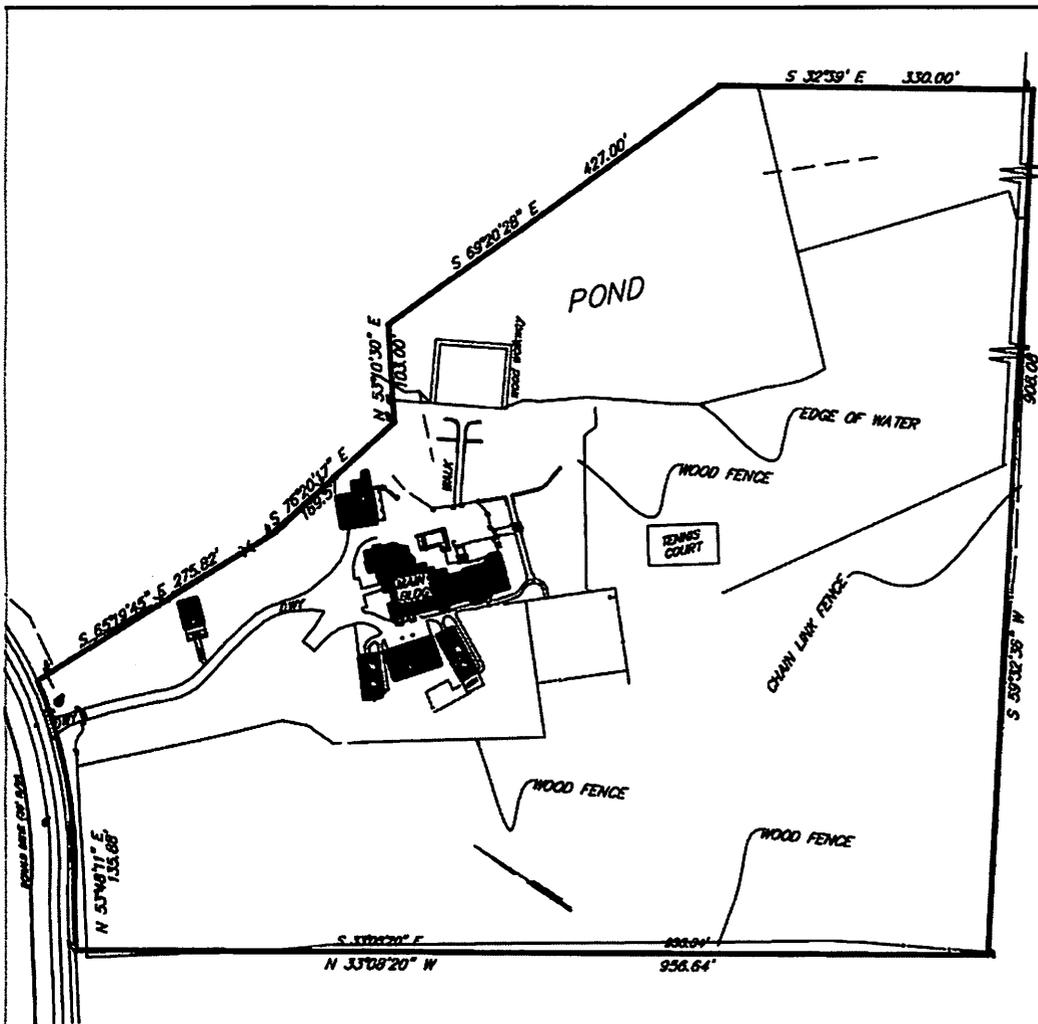
The size of the new building will not exceed 5000 SF.

**10) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; and**

There is no historic buildings within the property line.

**11) Whether or not the proposed plan will have an unreasonable adverse impact on natural resources or environmentally sensitive areas, including floodplains, wetlands, prime plant or animal habitat, or other similar features of unique value to the character of Walton County.**

The new proposed building will be constructed on existing concrete paved area.



DATE OF SURVEY: 08.04.2015

DATE	: 08.04.2015	REVISIONS
SCALE	: 1" = 200'	
DRAWN BY	: JMK	
CHECKED BY	: COA	
PROJECT NO.:	15135	



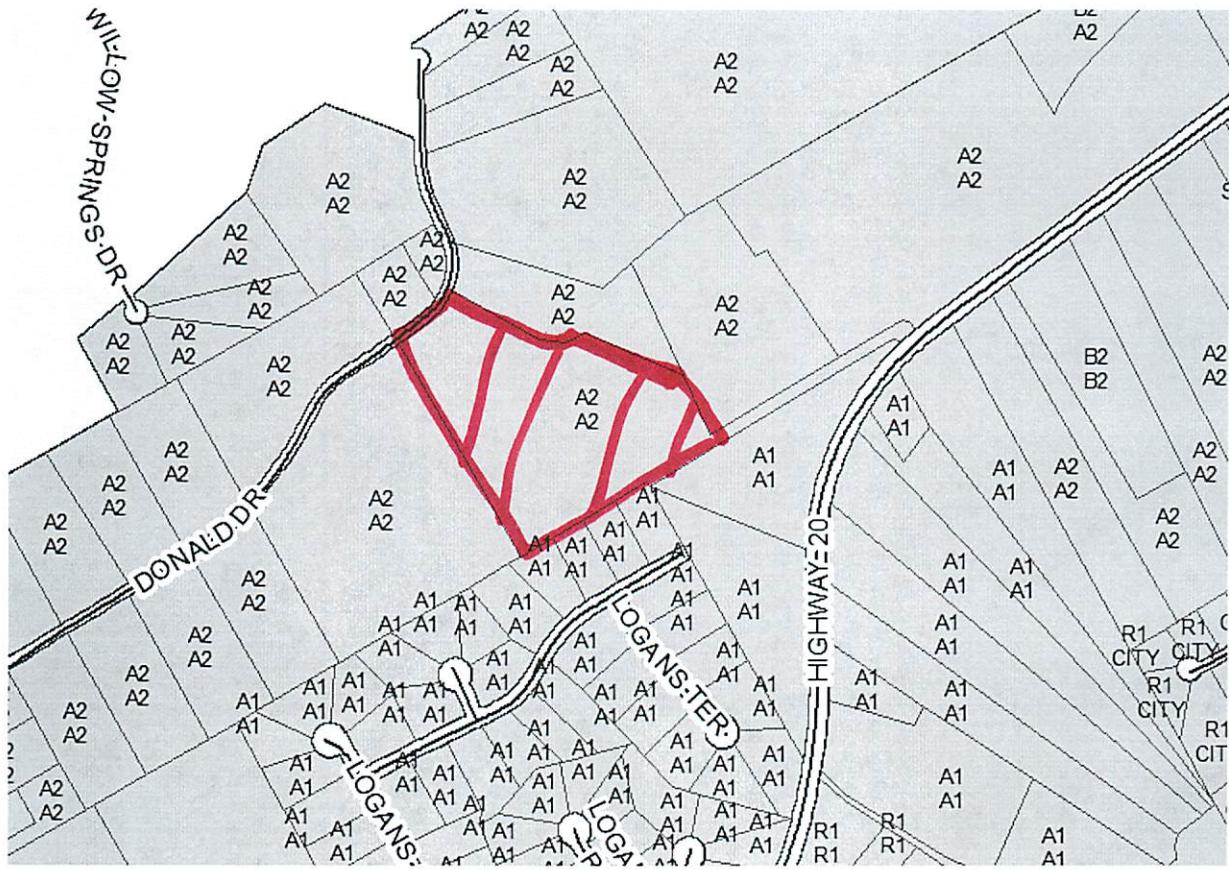
**LAND ENGINEERING  
& SURVEYING, INC.**

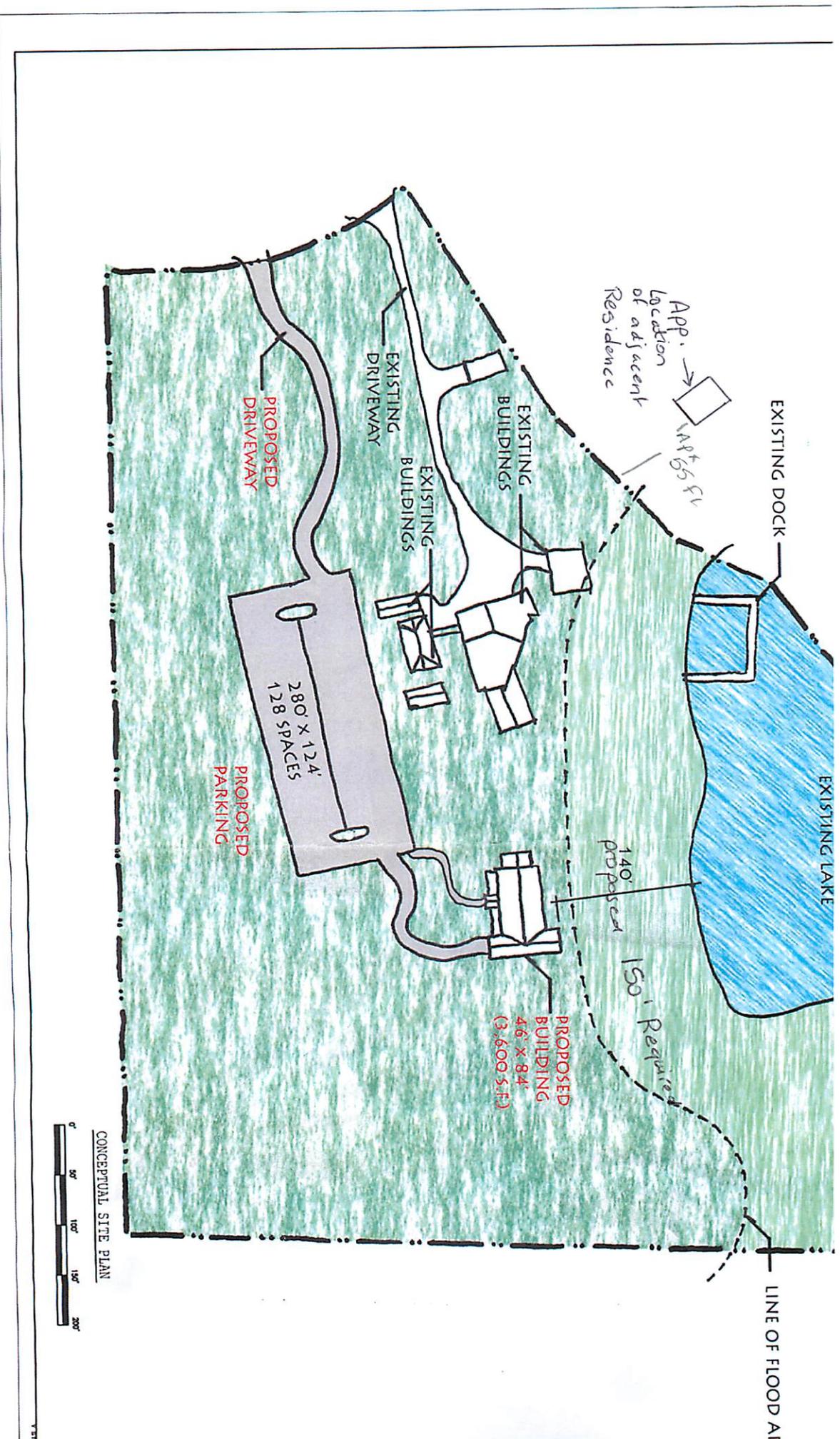
2040 Myers Drive  
Lawrenceville, Georgia 30045

Phone: (404) 396-015

land\_engineering@psico.com

NO ELECTRONIC DISTANCE  
T. THE TRAVERSE WAS  
OF TITLE ARE EXCEPTED.





0' 50' 100' 150' 200'  
 CONCEPTUAL SITE PLAN

**Walton County GA · 2015 · Residential Bldg Photos · Parcel:C0060013 · Pin:r136**

[Print](#) [Close](#)

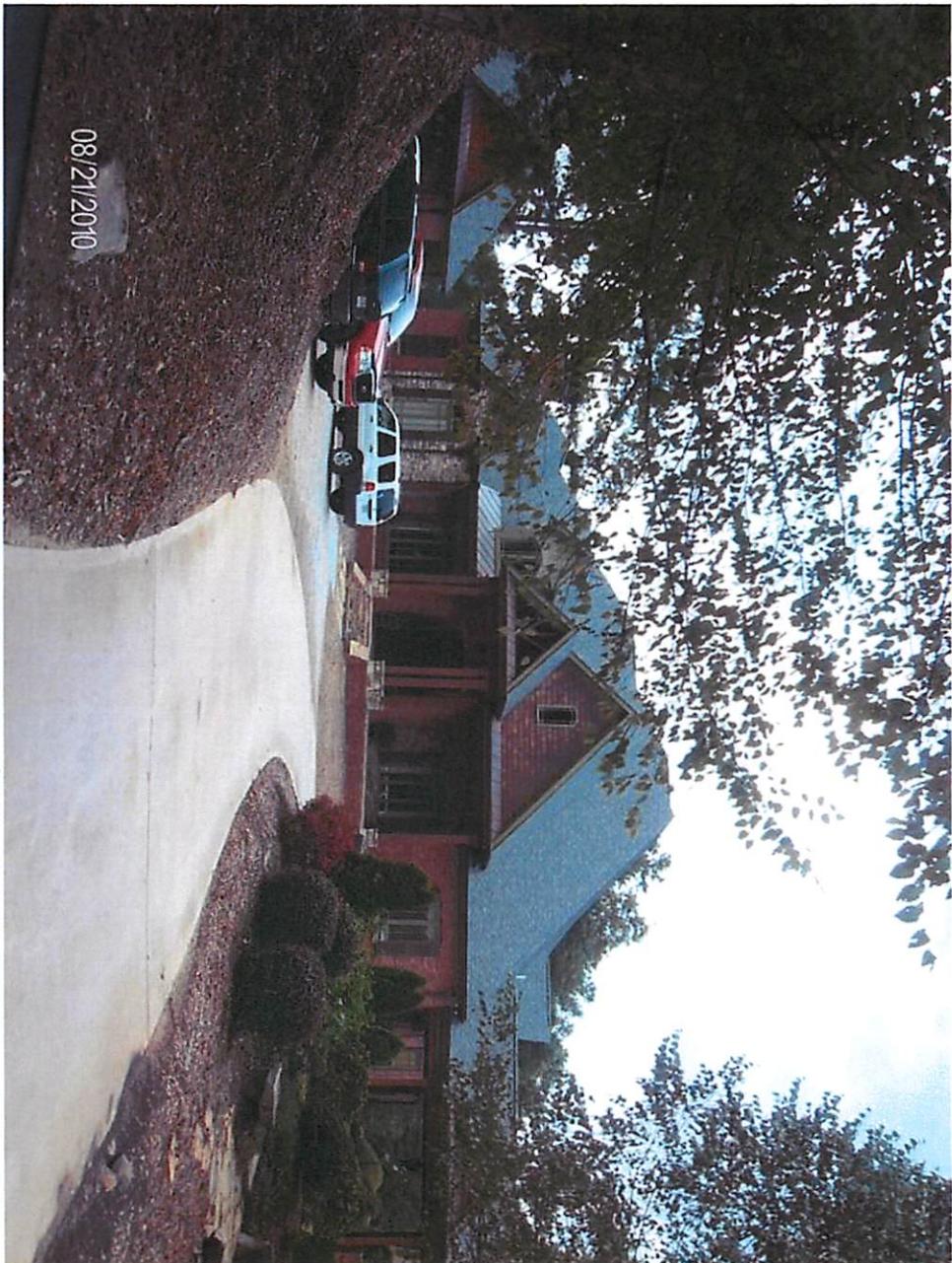


Photo Name: r136 Taken In: August of 2011

*Primary Residence*



